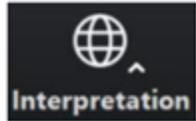




# BWSC Parking Lots: Draft Request for Proposal

PLAN: Nubian Square - July 12, 2023

# Interpretation and Translation

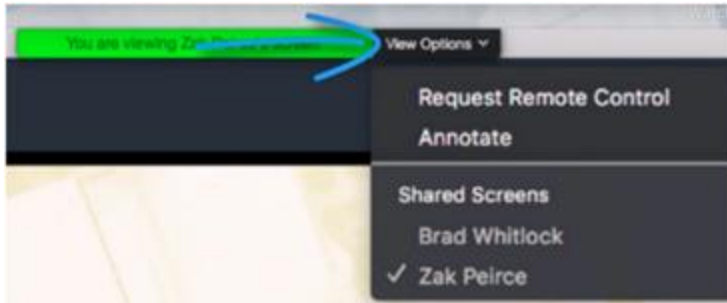


“Spanish” – for Spanish

“Haitian Creole” – for Haitian Creole

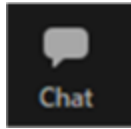
“Cape Verdean Creole” – for Cape Verdean

“English” – for English

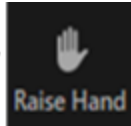
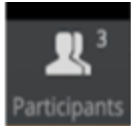


# Zoom Tips

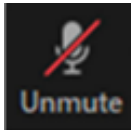
Welcome! Here are some tips on using Zoom for first-time users.  
Your controls are at the bottom of the screen



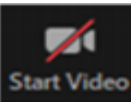
Use the chat to type a comment or ask a question at any time – Members of the BPDA team will enable the chat at the end.



To raise your hand, click on “Participants” at the bottom of your screen, and then choose the “Raise Hand” option in the participant box



Mute/unmute – Participants will be muted during the presentation – the host will unmute you during discussion if you raise your hand and it is your turn to talk



Turns your video on/off

# Meeting Recording

At the request of community members, this event will be recorded and posted on the Boston Water and Sewer Commission Parking Lots webpage at <https://bit.ly/BWSCParkingLots> for those who are unable to attend the zoom event live.

It is possible that participants may be recording the meeting with their phone cameras or other devices. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.

If your camera and microphone are off, you can still participate through the text chat feature at the end of the presentation.

# Zoom Etiquette

We want to ensure that this conversation is a pleasant experience for all attendees. Please remain muted until called on. If you'd like to speak during this time, please use the "Raise Hand" function in Zoom so a BPDA moderator can unmute attendees. Please be respectful of each other's time.

We ask that participants limit their questions so that others may participate in the discussion. If you have more questions, please wait until all others attending have an opportunity to ask questions.

If we are unable to get to your question at this meeting, please put them in the Chat at the end or email [jonathan.short@boston.gov](mailto:jonathan.short@boston.gov)

**For all meeting content:**

**<https://bit.ly/BWSCParkingLots>**

# Agenda

- Overview – 5 mins
- RFP Development Guidelines – 20 mins
- Proposal Evaluation Criteria - 15
- Q&A – 45 mins
- Next Steps – 3 mins

If you have a follow up item, please reach out to Jonathan Short ([Jonathan.Short@Boston.gov](mailto:Jonathan.Short@Boston.gov)) and we will be in touch as soon as possible.

# Overview

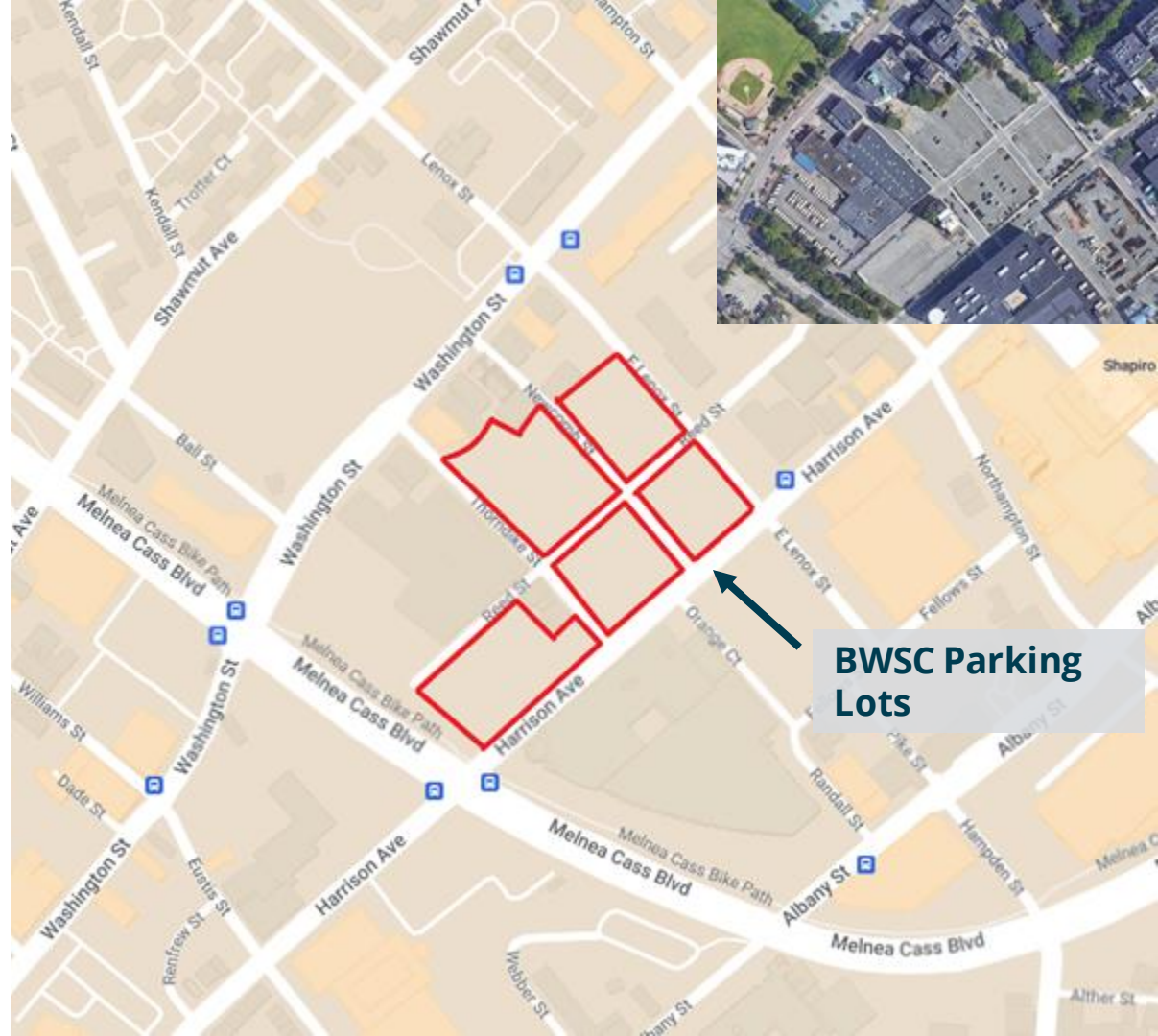
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*Jonathan Short – Senior Real Estate Development Officer*



# BWSC Parking Lots

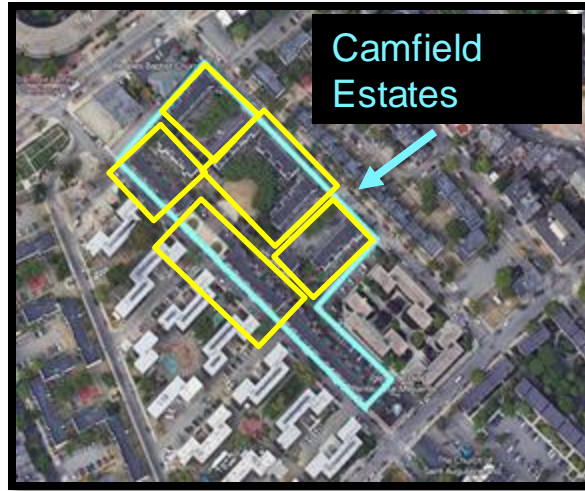
Care and Custody	BWSC and BPDA
Property Acreage	4.39 Acres
Current Use	-Parking lots operated by BWSC for employees and visitors - Small vacant land parcels



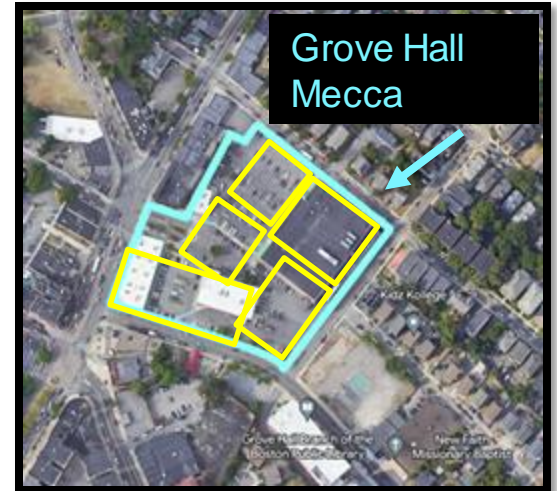
# How Big is the Site?



**BWSC Parking Lots**  
Roxbury  
4.39 Acres



**Camfield Estates**  
Roxbury  
3.86 Acres



**Grove Hall Mecca**  
Roxbury  
5.04 Acres

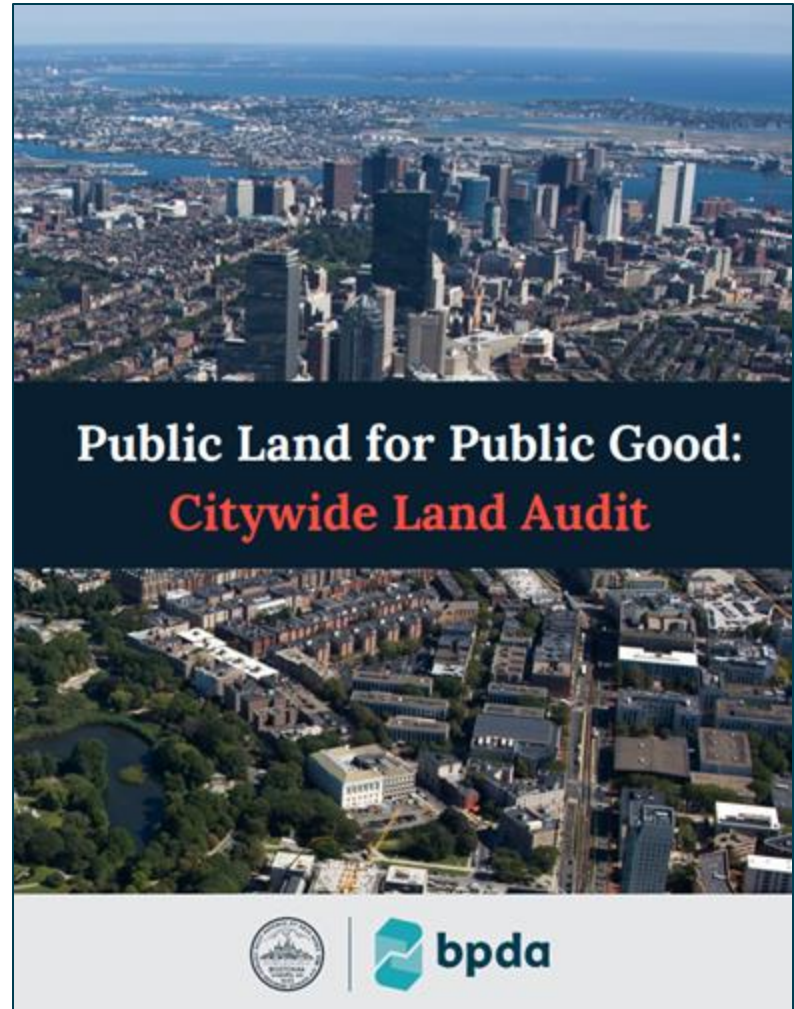
# Why Now?

## Citywide Land Audit

- The Land Audit is an inventory of all vacant or underutilized City-owned property.
- The data will guide the City in meeting Boston's most urgent needs including **affordable housing, community development, and climate resilience.**

## American Rescue Plan Act Funding

- Mayor Wu has dedicated funds through the American Rescue Plan Act (ARPA) to build affordable housing in mixed-income communities on key properties identified in the land audit
- This important funding source must be awarded to specific projects by 2024.



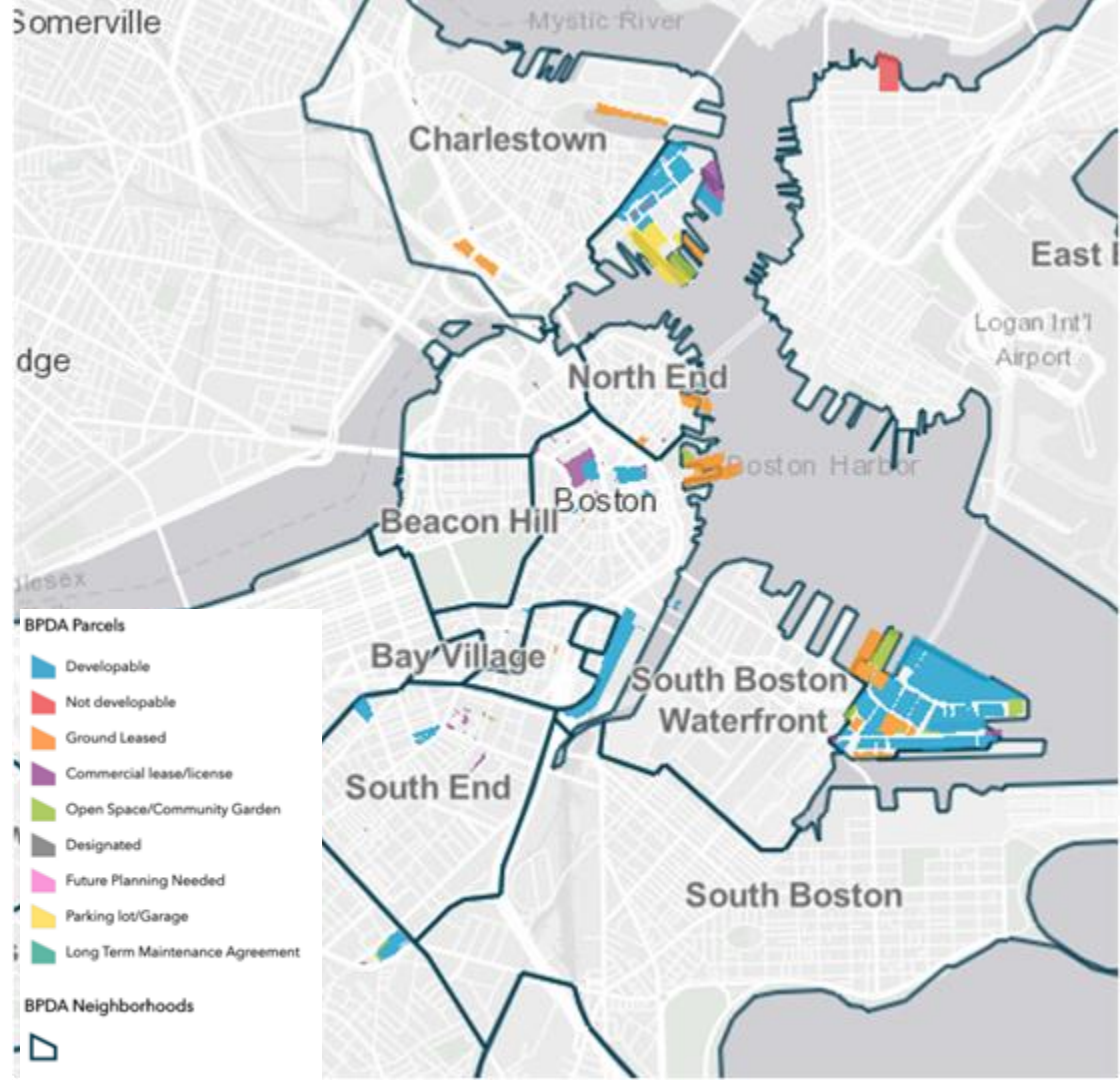
# Community Led Development In Action

The City of Boston and the Roxbury Community has identified a handful of key goals for the site(s), including:

- Create affordable and diverse mix of housing
- Deliver on some key community needs and desires coming out of RSMP, PLAN: Nubian Square, and Community Visioning
- Positioning families that lost their homes to urban renewal to able to acquire new units being built
- Support community-serving businesses
- Rebuilding Roxbury's tree canopy and creating a healthy, safe, and enjoyable open space

# How does the BPDA lease land?

1. Conduct **due diligence and strategic planning** to determine which parcels to issue for development
2. Lead a **community process** to hear feedback about appropriate uses and design guidelines
3. Issue a **Request for Proposals (RFP)** that is open to all respondents. RFPs lay out the guidelines for proposals, submission requirements, and evaluation criteria.
4. **Evaluate** proposals with community feedback



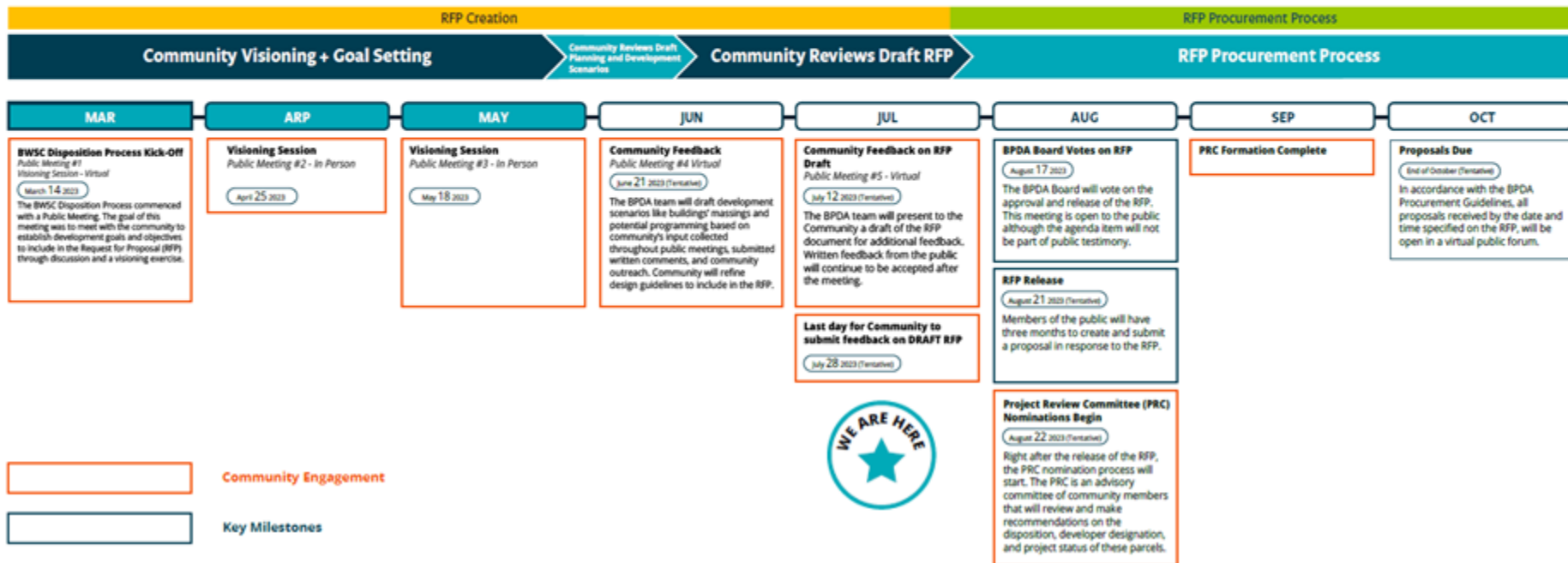
2023

## Community Engagement, Disposition Process, and Proposed Timeline

**Boston Water and Sewer Commission Parking Lots**

The purpose of this illustration is to provide a visual guide of the Boston Water and Sewer Commission Parking Lots (BWSC) disposition process, capture completed events, and showcase aspirational milestones. Please note that projected dates are subject to change.

This Request for Proposal (RFP) is created with community. The BPDA has engaged with the community through public meetings hosted virtually and in-person, direct outreach, and public comments, which continue to be accepted via email and the "Share Your Thoughts" tool on the [bitly/BWSCParkingLots](https://bitly.com/BWSCParkingLots). Thank you for your engagement! For any questions you can contact, [jonathan.short@boston.gov](mailto:jonathan.short@boston.gov).



# Draft Request for Proposal

*Jonathan Short – Senior Real Estate Development Officer*

# The Community's Areas of Focus

- Ensure safe site connectivity within the immediate neighborhood and beyond
- Improvement of pedestrian safety through wider accessible sidewalks
- Balance climate goals and community's need for vehicles focus on families

- Affordable storefronts for BIPOC and small businesses
- Community meeting space
- Incubator space for local start-ups
- Spaces to create and showcase art
- Restaurants
- Affordable Childcare

Equitable Mobility

Community Infrastructure

Urban Heat Island Effect + Health

Housing Wealth Creation + Equity

- Community gardens
- Moments of rest and peace improve overall wellness of the community
- Address public health issues in the area
- Prioritization of trees across the site
- Sustainable building design

- Roxbury AMI should be used to determine affordability.
- More family sized units (3+ Bedrooms)
- Multi-generational environment - housing for seniors
- Housing as a tool for wealth creation for Roxbury residents.



# Overview of the RFPs Objectives

## Roxbury Strategic Master Plan and Plan Nubian Square

- Consistency with the community goals and aspirations outlined in the plans and objectives detailed in the Roxbury Strategic Master Plan and Plan: Nubian Square

## Housing + Wealth Creation + Equity

- Prioritize the maximum amount of affordable housing with a mix of unit sizes and rental/homeowner options. Development should provide some ownership opportunities with a rent-to-own model. Development should provide some senior housing.

## Community Infrastructure

- Commitment to the provision of neighbor services and businesses on the first floor that improve the social determinants of health in the Roxbury community.

## Urban Heat Island + Health

- Commitment to addressing Roxbury's risk for multiple climate change-related hazards through the creation of green space, tree canopy, and use of sustainable building development to help mitigate the urban heat island effect and provide a healthy outdoor environment for residents

## Equitable Mobility

- Commitment balancing the streets for sustainable modes of transportation

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## Consistency with Area Planning History

Proponents must incorporate the combined visions of these planning documents, while capturing and addressing the current needs of the community for affordable housing, community development, and climate resilience.

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New housing in Roxbury should be complementary and additive to existing housing and focus on providing a range of affordability levels while also enhancing the opportunity for wealth creation through homeownership.

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Proponents should use development as a catalyst to promote health, culture, education, and economic opportunities and equity

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# Equitable Affordable Housing and Wealth Creation

Strong preference for proposal deeper levels of affordability

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Focus is on homeless set-aside units, and Area Median Incomes that are up to 30% AMI (not including homeless set-aside), up to 50% AMI, up to 60% AMI, and up to 70% AMI.

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Funding guides require that one-third be capped at 50% AMI, one-third capped at 70% AMI, and one-third at 70% AMI and above. Approximately 65% or more of the housing units should be income-restricted.

---

Preference for plans that maximize the number of homeownership units large enough to house families. 2-bedroom, 3-bedroom, and 4-bedroom in size.

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Preference for plans that include MOH's Rent-to-Own plan for low/moderate income (50% - 80% AMI) households.

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Preference for Senior Housing expected to range in size from studios, to 1-bedroom, to 2-bedroom.

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## Community Infrastructure

Ground Floor Activation: prioritize uses such as neighborhood services, retail, restaurants, and community spaces within the ground floor of any development

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Small Business Development: Proponents are asked to provide opportunities for startup companies and individual entrepreneurs to develop their business in some capacity by providing them with business services, shared resources, and physical space.

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Neighborhood Services: Proponents will be given preference for the provision of services missing in this part of the Roxbury neighborhood include laundromats, community space, pharmacies, and affordable daycare centers

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# Urban Heat Island + Health

Creation of Open Space: Usable outdoor amenity space created for natural conservation, outdoor residential amenities, neighborhood use, and/ or resiliency measures

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Creation of Tree Canopy: Planting of native trees to the Commonwealth of Massachusetts made up of tall long-lived hardwood trees should be planted to redevelop the lost tree canopy in the Roxbury neighborhood.

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Roof-Top Planting Opportunities: In order to create usable and productive open spaces and capitalize on all sun-exposed rooftop spaces, the project should include urban farming or community gardening strategies in these areas and for the building residents.

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'Green Corridors', or public paths and sidewalks adjacent to newly envisioned open space or an expansion of existing PROW facilities area priority to provide access between the Property and Ramsay Park, and to connect to the existing tree canopy spaces along Melena Cass Boulevard.

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Roxbury Public Health: the Respondent refer to the planning studies and reports listed in Appendix A to inform their proposal for the development of the Boston Water Sewer Commission Parcels and identify ways to use the redevelopment of the site to improve the public health of the Roxbury Community.

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# Equitable Mobility

Should encourage bike and public transit use and must provide secure on-site bike storage for all users and residents, in compliance with the Boston Transportation Department's Bicycle Parking Guidelines for short- and long-term secure bike parking.

The proponent should expect to provide space at a minimum of one 19-dock Bluebikes station.

All efforts should be aligned with the goal to reduce car dependency and encourage and promote public transit and bicycle use.

All streets must be designed and built to the Boston Public Works Design Standards, and consistent with Complete Street Guidelines. This will require additional dimension to incorporate all elements of a Complete Street.

Parking needed for the uses on the site must be provided on site. Parking on site, beyond meeting the parking needs of the BWSC is acceptable as necessary. The parking supply proposed should comply with and not exceed the draft Boston Transportation Department Parking Maximum Guidelines.

# RFP Evaluation Criteria

## Diversity and Inclusion Plan

- Evaluates the comprehensiveness of the plan for creating increased opportunities for people of color, women, and M/WBEs to participate in the development, including specific strategies to achieve maximum participation by those persons in pre-development, construction, and operations. Plans must be specific, realistic and executable. This criterion comprises 25% of the BPDA's comparative evaluation of each proposal submitted.

## Ability to Execute the Project

- Development team's experience and qualifications, quality of development and execution plan for the proposed project, ability to execute the proposed delivery schedule, development and operating costs are accurate for the construction and operation of the development as proposed.

## Exceptional Development Program, Design and Public Realm Contribution

- Description of development program, vision and aspirations for the project, quality, creativity and detail of design, extent to which the project is contextual with the area and complies with zoning and regulatory requirements. quality of contributions to the neighborhood and public realm

## Strength of Financial Offer and Finance Plan

- Relative strength of equity, debt, and capital funding sources; Viability of finance plan including demonstrated previous experience to finance projects of similar complexity

# Next Steps

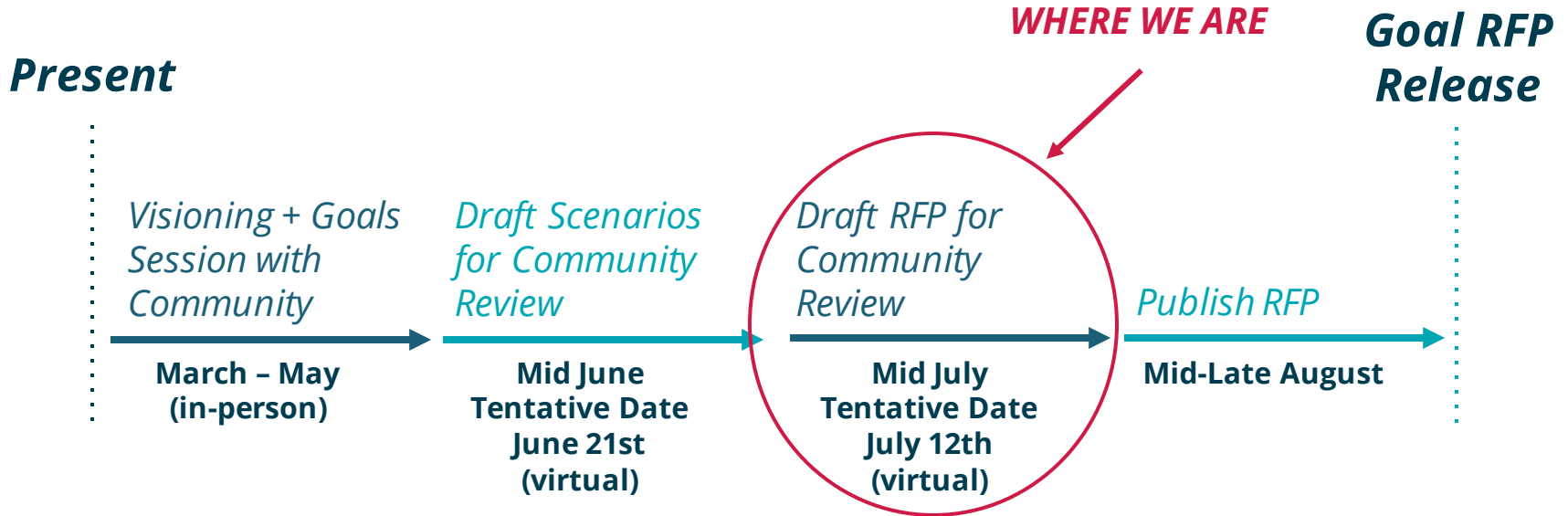
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*Rebecca Hansen, Director of Real Estate*

*Jonathan Short, Senior Real Estate Development Officer*



# Timeline



# The Project Review Committee (PRC)

...will serve in an **advisory capacity** and provide community perspective throughout the RFP Review Process. As part of the review process, the PRC will **evaluate the developer submissions** based on the criteria developed through the RFP process and PLAN: Nubian Square. The PRC will **provide recommendations** to the Boston Planning and Development Agency, where they will work towards a consensus on the preferred development team.

We will provide additional information on the PRC nomination process at the next meeting.

## Requirements

Members of the Project Review Committee are expected to be an ambassador for their community. The goal is for the committee is to craft a recommendation on which proposal should be granted tentative designation. Members of the Project Review Committee should expect to attend at least 5-7 meetings to discuss the proposals.

## Timeline

Prior to receiving the proposals for the site, the BPDA will issue an application for the interest Project Review Committee members

# The Next Steps

- The RFP draft is available on the BPDA's website (<https://bit.ly/BWSCParkingLots>) for public comment. The draft will be available for comment for **2 weeks**.

Comments can be submitted via the website feedback form, or by emailing Jonathan Short directly at [jonathan.short@boston.gov](mailto:jonathan.short@boston.gov).

- You can review this presentation and recording on the website above.
- After any additional edits to the RFP we will take it to the August BPDA Board meeting for Approval.
- The RFP will then be release **mid-August**.
- PRC application will be released soon after.

# Q&A

**FIN**

